174.0	0005	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	630,100 / 630,100
					USE VALUE:	630,100 / 630,100
					ASSESSED:	630,100 / 630,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		ARGYLE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THOMAS LEIGHTON BROWN--ETAL	
Owner 2:	THOMAS HEATHER J W	
Owner 3:		
Street 1:	31 ARGYLE ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Aluminum Exterior and 1933 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	252,100		378,000	630,100
Total Card	0.092	252,100		378,000	630,100
Total Parcel	0.092	252,100		378,000	630,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 326.00 | /Parcel: 326.00

Legal Description

User Acct 116190

GIS Ref

GIS Ref

Insp Date 07/28/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 174.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	252,100	0	4,000.	378,000	630,100		Year end	12/23/2021
2021	101	FV	243,300	0	4,000.	378,000	621,300		Year End Roll	12/10/2020
2020	101	FV	243,300	0	4,000.	378,000	621,300	621,300	Year End Roll	12/18/2019
2019	101	FV	204,600	0	4,000.	372,600	577,200	577,200	Year End Roll	1/3/2019
2018	101	FV	204,600	0	4,000.	286,200	490,800	490,800	Year End Roll	12/20/2017
2017	101	FV	204,600	0	4,000.	270,000	474,600	474,600	Year End Roll	1/3/2017
2016	101	FV	204,600	0	4,000.	248,400	453,000	453,000	Year End	1/4/2016
2015	101	FV	191,900	0	4,000.	232,200	424,100	424,100	Year End Roll	12/11/2014

!13541!

PRINT

Date	Time
12/30/21	17:15:23

LAST REV

Date	Time
08/17/20	15:36:44
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13541

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20503-406		4/1/1990		160,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2020	647	New Wind	8,000	C				
10/5/2011	1249	Addition	63,260	C				REPL 10X20 ADDITIO
11/9/2006	976	Re-Roof	2,800					

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2018	TTL REFUSAL	HS	Hanne S
5/29/2012	Info Fm Prmt	BR	B Rossignol
10/21/2008	Meas/Inspect	189	PATRIOT
4/21/2000	Inspected	263	PATRIOT
12/15/1999	Mailer Sent		
12/14/1999	Measured	163	PATRIOT
7/16/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	116190
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	70.	1.35	6									378,000						378,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	378,000	Spl Credit		Total:	378,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.29496312
Const Adj.:	0.98990101
Adj $ / SQ:	141.007
Other Features:	79500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	365379
Depreciation:	113267
Depreciated Total:	252111

COMMENTS

CK COND, NEW WINDOWS, WIP. OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

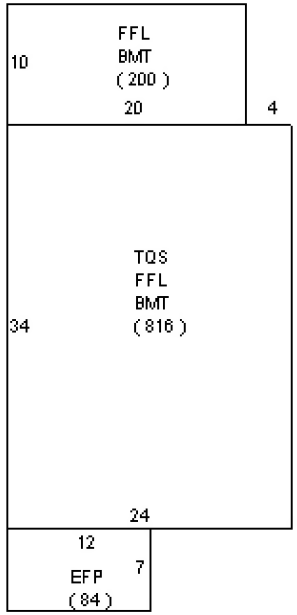
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.01
Special Features:	0	Val/Su Net:	92.41
Final Total:	252100	Val/Su SzAd	154.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,016	50.550	51,360
FFL	First Floor	1,016	141.010	143,263
TQS	3/4 Story	612	141.010	86,297
EFP	Enclos Porch	84	59.030	4,959

Net Sketched Area:	2,728			Total:	285,879
Size Ad	1628	Gross Area	2932	FinArea	1933

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---